



## **Ad Hoc Monitoring Group for Waterfront Construction**

301 King Street City Hall  
Alexandria, VA 22314

**Meeting Notes for  
Monday, June 8, 2015  
5:00 –6:45 PM**

### **Group Members in Attendance:**

John Bordner, Chair, Waterfront Commission  
Katy Cannady, Old Town Civic Association  
Bert Ely, Friends of the Alexandria Waterfront  
Barbara Saperstone, Waterford Place  
Austin Flajser, Carr Hospitality

Charlotte Hall, Chamber of Commerce - *absent*

### **Staff Members in Attendance:**

Yon Lambert, Director, T&ES  
Pete Mensinger, Special Projects Manager, Code Administration  
Daphne Kott, Civil Engineer, DPI  
Maurice Daly, Chief of Infrastructure ROW, T&ES  
Dirk Geratz, Principal Planner, Planning & Zoning  
Jack Browand, Division Chief, Recreation, Parks and Cultural Activities  
Bill King, Assistant Director, Code Administration

- **Acceptance of May 7<sup>th</sup> Meeting Notes**
  - Mr. Bordner asked if there were any changes to the meeting notes. No changes were noted and the meeting notes were adopted as presented.
- **Construction Schedule Updates on Waterfront Projects**
  - Staff provided an update on various projects as follows:
    - **Blackwall Hitch:** Pete Mensinger reported that the restaurant opened. The associated public restrooms have also opened.
    - **Robinson Terminals:** Dirk Geratz reported that **Robinson South** is working towards making their final site plan submission for the end of June.

- **Robinson North:** Dirk Geratz reported that the applicant for the project requested a deferral of the public hearings on the DSUP case to September.
- **Living Timeline:** Pete Mensinger reported that the living timeline of the various development projects has been posted to the City's web site. Group members suggested that the map and letters.
- **Windmill Hill Park Shoreline Rehabilitation:** Staff informed the group that the community preferred concept would be presented to City Council on June 10 and June 13. Following approval, staff will proceed with final design, permits, and contract award for construction to begin in June/July 2016.

▪ **Carr/Indigo Hotel Update:**

- **Carr / Indigo Hotel:** Austin Flajser provided a general update noting that the project is on schedule. He reported that notice has been sent out to neighbors regarding the offer to conduct the pre-construction surveys. This offer will be posted on Carr's web page and Facebook page. This information will also be made available on the City's web page for Waterfront monitoring as well. The survey inspections are expected to take place June 24 and 25<sup>th</sup>. Asbestos abatement is planned for late June and building demolition in July. Dewatering and pile driving are anticipated in late September early October.

Barbara Saperstone recommended that the survey map and the notice about pre construction surveys be posted to the web page. Bert Ely recommended that a legend be added to the survey map and the boundary line enhanced.

▪ **Additional Group Members:**

- John Bordner reported that he met with the City Manager about adding new members to the Group representing a resident from the north end of the Union Street area as well as a representative from the Robinson North developer. A resident member will be chosen by August. Later in the Fall the developer representative will likely change from Carr Properties to another developer.

Barbara Saperstone noted her willingness to continue to serve as the representative from the southern end of Union Street.

▪ **Other Topics:**

- **Ombudsperson** - The Group also had a discussion about creating an "ombudsperson" to serve as a liaison and point of contact at the City. After some discussion it was agreed that Pete Mensinger is in that role and it was agreed that Pete would serve as the point of contact on waterfront construction issues.
- **Windmill Hill Park** – Concerns were expressed with regard to potential conflicts between construction traffic and pedestrians and bicyclists near Windmill Hill park. Yon Lambert responded that he would have Carrie Sanders of his office look into the matter.

- **Air Quality Monitoring of Trucks** – Concerns were also expressed about the potential release of contaminated materials from trucks hauling away the materials. City staff responded that the City has inspectors that will review and inspect any potential problems. The developer will also be required to adhere to State requirements and must have a Certified Land Disturber on site that will monitor the removal of contaminated soils.
- **Next Steps / Action Items**
  - Yon Lambert will discuss a question raised about the RTS DSUP approval process with the City attorney to confirm that an ordinance is not needed following a Council vote on approving a DSUP application. Staff determined that an ordinance is not needed and that the approval of the DSUP is the final action needed on the RTS project.
  - Yon Lambert to follow up on how to address concerns with truck traffic near Windmill Hill Park;
  - Barbara Saperstone to contact Harborside about her continued representation on the Group for the S. Union Street area;
  - Group members owe ideas/feedback to the Chair regarding the City's web page for the monitoring group;
  - Pete to work on creating FAQ's to be added to the web site within a week.
- **Next Meeting(s):**
  - August 3, 2015 5:00pm
  - September 14, 2015 5:00pm

It was agreed that there would be no July meeting. Future meetings will generally be scheduled for the second Monday of each month with the August meeting being an exception.